

127.0

0005

0019.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

844,800 / 844,800

USE VALUE:

844,800 / 844,800

ASSESSED:

844,800 / 844,800

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
6-8		GLOUCESTER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: AYAD AHMED & DANUTA	
Owner 2:	
Owner 3:	

Street 1: 6 GLOUCESTER ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

PREVIOUS OWNER
Owner 1: MELITSE CHRISTOS -
Owner 2: -
Street 1: 5 DOANE ST
Twn/City: WILMINGTON
St/Prov: MA
Postal: 01887-1923

NARRATIVE DESCRIPTION
This parcel contains 3,613 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1965, having primarily Vinyl Exterior and 2894 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	3613.000	474,900		369,900	844,800		82261
Total Card	0.083	474,900		369,900	844,800	Entered Lot Size	GIS Ref
Total Parcel	0.083	474,900		369,900	844,800	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	291.87	/Parcel: 291.8	Land Unit Type:	Insp Date
							12/01/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	474,900	0	3,613.	369,900	844,800	844,800	Year End Roll	12/18/2019
2019	104	FV	369,700	0	3,613.	369,900	739,600	739,600	Year End Roll	1/3/2019
2018	104	FV	368,100	0	3,613.	327,600	695,700	695,700	Year End Roll	12/20/2017
2017	104	FV	345,200	0	3,613.	274,800	620,000	620,000	Year End Roll	1/3/2017
2016	104	FV	345,200	0	3,613.	274,800	620,000	620,000	Year End	1/4/2016
2015	104	FV	313,800	0	3,613.	237,800	551,600	551,600	Year End Roll	12/11/2014
2014	104	FV	313,800	0	3,613.	229,800	543,600	543,600	Year End Roll	12/16/2013
2013	104	FV	326,500	0	3,613.	218,800	545,300	545,300		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MELITSE CHRISTO	1429-58		1/7/2013	Private	464,000	No	No		
MELITSE GEORGE	1300-73		5/13/2005	Family		No	No		
	741-158		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/28/2018	1608	Insulate	3,007	C				
8/23/2018	1223	Redo Bat	4,000	C				
3/9/2018	255	Redo Kit	2,200	C				
7/14/2016	972	Redo Bas	20,000		7/14/2016			Basement renovatio
6/26/2014	753	Alterati	3,000					
6/3/2014	583	Renovate	1,000					
11/13/2013	1670	Manual	2,481	C				

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3613	Sq. Ft.	Site		0	70.	1.46	8										369,873					369,900		

Total AC/HA: 0.08294	Total SF/SM: 3613	Parcel LUC: 104	Two Family	Prime NB Desc: ARLINGTON	Total: 369,873	Spl Credit	Total: 369,900
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.							

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 13 - Multi-Garden				Full Bath: 2	Rating: Average			COULDN'T INSP BMT PIT BULL DOWN THERE.										
Sty Ht: 2 - 2 Story				A Bath: 1	Rating: Fair													
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:													
Foundation: 1 - Concrete				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 4 - Vinyl				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 2 - Hip				OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average			1st Res Grid Desc: Line 1 # Units: 2										
Color: YELLOW				A Kits:	Rating:													
View / Desir:				Fpl:	Rating:													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C - Average				CONDOS INFORMATION														
Year Blt: 1965	Eff Yr Blt:			Location:														
Alt LUC:		Alt %:		Total Units:														
Jurisdct: G15		Fact: .		Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wall: 1 - Drywall				Functional:				Interior:		2	5	3						
Sec Int Wall:		%		Economic:				Additions:										
Partition: T - Typical				Special:				Kitchen:										
Prim Floors: 3 - Hardwood				Override:				Baths:										
Sec Floors:		%				Total: 26.4 %		Plumbing:										
Bsmnt Flr: 4 - Carpet								Electric:										
Subfloor:								Heating:										
Bsmnt Gar:								General:										
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 3 - Electric																		
Heat Type: 6 - Elec Base/B																		
# Heat Sys: 2																		
% Heated: 100		% AC:																
Solar HW: NO	Central Vac: NO																	
% Com Wall	% Sprinkled:																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 127.0-0005-0019.0										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:					Total Special Features:								Total:				